

Submitter: Maureen MacNabb

On Behalf Of:

Committee: Senate Committee On Housing and Development

Measure: SB799

Dear Housing Committee Members,

I find myself reflecting on the past three years and have a more than difficult time understanding why you are attempting to place a band aid over a major issue. Is it possible that the problem is a housing supply problem and mental health issues that are placing people on the street? Do you ever take the time and read empirical evidence that shows this? Myself and so many industry professionals have been to visit your offices, provided information supporting this reality and time and time again it is ignored. For the record, the former Speaker of The house, now Governor, ignored this despite business professionals and economists showing The Governor and many of you real data supporting this.

For those freshman Senators, understand that while you are new , I have been a housing provider for the past 33 years and proud of it. I have a built a credible business and have been providing rational testimony over the past decade to why certain SB & HB bills are bad policy. So here we are a decade later and as you all know this is not about rent increases and rent caps and terminating tenancies, for nonpayment of rent. This is simply trying to pass rental assistance programs that were time and time again colossal failures. You can band aid until the cows come home. The pandemic housing rental assistance policies, had no accountability on the part of the renter, housing providers had to wait months if not 2+ years to get any back rent and now you think you have solved the problem yet again?

If you listened 10 years ago to industry professionals such as me, sounding the alarm bell that the lack of housing supply was our issue and removing barriers to development, by way of example, long permitting processes 450+ days in Multnomah County, provide tax incentives to developers, you would not be in this desperate situation.

The pandemic is over. If rental assistance is what you want to provide, then work on your system on how to properly deploy funds expeditiously BEFORE you pass legislation that has no effective way to get funds promptly and correctly to the end user, the property owner.

For your edification, our company remains \$439,340.87 with unpaid rent. This was due to slow ineffective government sponsored "so called" rental payment program and those that received BIG paydays . One resident received funds directly. \$20K to

be exact because your system was so broken. He bailed and kept the money. The property owner never saw a dime. For those of you who are not freshman, have you learned nothing over the last few years?

This is yet ANOTHER BAD policy. VOTE NO to BAD POLICY and YES to working WITH property Owners, Developers, and Management companies to solve the housing stock problem,

Respectfully,

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